

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 11, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Christine Hall and Cathy Leyva (partial).

Homeowners present: Board members only.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Absent was Matt Mora.

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Craig Nicholson: Requesting attention to issue of political flyers being left in violation of no solicitation sign at front gate. Board hopes solicitations will lessen when front gate is again operable. Craig requested this issue be repeated in the newsletter.

Approval of Prior Meeting Minutes: Prior meeting minutes (9/13/18) not yet available.

Landscape Report:

- Bat houses are installed.
- Approved sidewalk repairs to start tomorrow.
- Tree safety issues will be reviewed by landscaping with tree service, particularly along the creek corridor (i.e. #7606, 7602, etc.)
- Action Tree proposal presented to board for approval of misc. trimming, not to exceed four days (estimate provided dated 9/17/18, detailed for #7602-7606, itemized by tree types) (4) days service @\$1,300 per day. Motion made and unanimously approved Action Tree's proposal not to exceed four days.

Vendor Evaluation:

- Compliments to the gutter cleaning (Clearview) crew for taking extra days needed to clear all the leaves without charging us for the extra time.
- Compliments to Consolidated for fixing pool gate latch by next day.

Ongoing concerns:

- Matress by 7620 took three weeks to get removed. Joe reported an increase in this kind of trash violation.
- Cathy reported excess garbage in the bin left at mail kiosk, James will get stickers from Marborg designating the bin for recyclables only and note the issue in newsletter.

Treasurer's Report

	Sept 2018	YTD
Total Income	\$ 63,431.00	\$599,552.23
Op. Expenses	24,825.59	241,966.08
Reserve Expenditures	2,400.00	98,842.54
Total Expenditures	27,225.59	340,808.62
Trans to Operating Reserve	35,451.12	35,451.12
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,544,140.67	
Due from Unit Owners	\$ 7,369.08	
Total Assets	\$ 2,556,509.75	

Operating Expenses are about 25%+ below on cash basis

Treasurer's Report unanimously accepted.

- New law starting on 1/1/19 requiring Board to approve the financial statement on a monthly basis. Therefore, each month, each board member will be receiving the whole Treasurer packet to review via an email. James reminded the Board that some information in the Treasurer's Packet will be confidential and not to forward it to non-board members.
- Tristan Smith is working with Tropical Pools to see what is causing the excessive foam in the hot tub. Will ask them to evaluate hot tub filters / motors to see if they are working cooperatively or if some might be underpowered or malfunctioning, causing the excessive foam in the hot tub (possibly the suction on skimmer not as effective as the filter).

Old Business:

- Updating Governing Docs: In progress
- 7606- Foundation work: Soil report in hands of structural engineer to get permits
- Building 7640 staircase light fixtures with lower wattage completed: OK for Blair Electric to do 7638 next. James found replacement lens covers that cost \$5 instead of expected \$28 each.
- Sidewalk repair/replacement: will be done
- Roofs/gutters/downspouts: all were cleaned; quarterly schedule will be maintained; any changes to schedule take several weeks for vendor to comply.

- f. Siding or dry rot repairs: #264, #352, bridge, #261 & #361.
- g. Bike parking: nothing yet.
- h. Front gate: scheduled for early next week. Delayed due to miscommunication.
- i. Tenting for termites at 7632 is on schedule 11/6/18 – 11/8/18 by Lenz.
- j. A/C units: unknown if all have become compliant, James will repeat the newsletter warning regarding this.

New Business

- a. Draft for proposed 2019 budget: gave option to decrease monthly assoc to \$360 with the understanding that, most likely, it will need to increase once the Reserve Study is done next year. After discussion, Joe moved to keep the monthly HOA fee unchanged at \$370 and increase the reserve amount of underpinning to \$210K, Howard seconded, Board unanimously approved. (Cathy not present for this vote.)
- b. Gym Equipment – Stepper: Joe motioned to approve the purchase of new stepper for exercise room, Chris seconded, passed unanimously (Cathy not present for this vote.)
- c. Cleaning buildings: discussion, no action suggested at this time.
- d. Fidelity insurance: Effective 1/1/19, the fidelity insurance coverage must sufficient to cover the amount in savings + 3mos of association fees. Increase in fidelity insurance will be automatically done and will cost approx a few hundred dollars a year.
- e. Recording liens: none.
- f. Other items for next month: none at this time.

Summary of last month's Executive Session: Responsibility from a fallen branch.

Executive Session – not needed.

Next Meeting 11/8/18 at 6PM, at 7610 meeting room
Meeting adjourned at 8:30 PM

Submitted by: Christine Hall, EHOA board member at large.